180.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,000 / 925,000
					USE VALUE:	925,000 / 925,000
					ASSESSED:	925,000 / 925,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASON JEREMY & CULLEN
Owner 2:	
Owner 3:	
Street 1:	15 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORGAN DOUGLAS & KELSEY -
Owner 2:	-
Street 1:	15 GOLDEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,780 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6780.000	488,600		436,400	925,000
Total Card	0.156	488,600		436,400	925,000
Total Parcel	0.156	488,600		436,400	925,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.43 | /Parcel: 414.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122389

GIS Ref

GIS Ref

Insp Date 08/29/18

Parcel ID 180.0-0007-0009.0

!14168!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	488,600	0	6,780.	436,400	925,000	925,000	Year End Roll	12/18/2019
2019	101	FV	351,600	0	6,780.	436,400	788,000	788,000	Year End Roll	1/3/2019
2018	101	FV	339,500	0	6,780.	367,800	707,300	707,300	Year End Roll	12/20/2017
2017	101	FV	339,500	0	6,780.	336,600	676,100	676,100	Year End Roll	1/3/2017
2016	101	FV	263,500	0	6,780.	286,800	550,300	550,300	Year End	1/4/2016
2015	101	FV	257,300	0	6,780.	249,400	506,700	506,700	Year End Roll	12/11/2014
2014	101	FV	257,300	0	6,780.	230,700	488,000	488,000	Year End Roll	12/16/2013
2013	101	FV	243,100	0	6,780.	219,400	462,500	462,500		12/13/2012

PRINT

Date	Time
12/11/20	04:02:24

LAST REV

Date	Time
08/05/20	08:26:51
jorourke	
14168	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN DOUGLAS	1557-73	1	5/1/2020		850,000	No	No		
AMICO ANGELO A	1484-53		1/15/2016		680,000	No	No		
AMICO ANGELO A	1376-114		11/2/2009	Family	1	No	No		
RICHARDSON STEW	1358-71		8/18/2008		355,600	No	No		
ENOS DOROTHY P-	1348-10		12/10/2007	Family		No	No		
	1033-66		7/1/1987		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2012	977	Redo Bas	33,699	C				
3/23/2011	181	Addition	20,000					BUILD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
8/29/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
8/2/2013	Measured	JBS	JOHN S
10/17/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6780		Sq. Ft.	Site		0	70.	0.92	7									436,380						436,400	

Total AC/HA: 0.15565 | Total SF/SM: 6780 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,380 | Spl Credit | Total: 436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29338229
Const Adj.:	0.99989998
Adj $ / SQ:	174.589
Other Features:	126783
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547737
Depreciation:	59156
Depreciated Total:	488581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

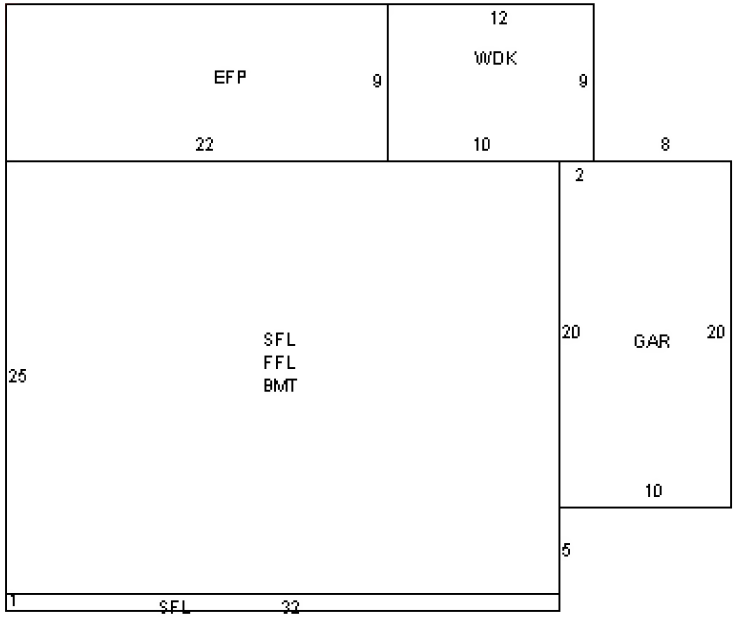
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.05
Special Features:	0	Val/Su Net:	166.30
Final Total:	488600	Val/Su SzAd	299.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	832	174.590	145,258
BMT	Basement	800	88.710	70,970
FFL	First Floor	800	174.590	139,671
GAR	Garage	200	27.500	5,499
EFP	Enclos Porch	198	40.970	8,112
WDK	Deck	108	15.260	1,648

Net Sketched Area:	2,938			Total:	371,158
Size Ad	1632	Gross Are	2938	FinArea	2232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	